

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting
July 20, 2009

Call to Order

The meeting was called to order at 10:05 A.M.

Members Present: George Bagnall, Janet Krolicki , Howard Broussard, Kelli Jebbia, Bruce Aiello, Dave Eckert, Sterling Colee

Members Absent: James Schumaker, David Jacobs, Cosmo DiPerna, Jay Furbay

Others Present: Fred Annon, Jr., and Travis Houk, Southern States Management Group, Inc.

Members' sign-in sheet located in Association Meeting File
A quorum was established.

Approval of Minutes – June 15, 2009

ON MOTION BY Bruce Aiello, seconded by, Howard Broussard, with all in favor, the Board approved the minutes of the June 15, 2009 Board of Administrators Meeting with the following correction:

On page 1, Social Committee, the word “residents will introduce” should be changed to “club members will introduce.”

Committee Reports:

Communication Committee

Ms. Jebbia said owners will be mailed information on the new GateSure Access System. She asked that the Communications Committee be involved in disseminating information on the access system and security procedures. The Vehicular Access Information card should be on the website to allow owners to download it in PDF format.

Social Committee

Ms. Krolicki reported the Committee made every effort to post and e-mail information encouraging non-member residents to attend the July social event. Approximately 25 members attended, but turnout may have been low due to bad weather. Ms. Jebbia recommended featuring events in different community neighborhoods and asking the HDOA Board representative for each neighborhood to encourage members of their community to attend. Mr. Eckert said the Social Committee is doing a commendable job of advertising Social Events. There was discussion regarding options for the Volunteer Recognition Dinner. Ms. Krolicki will secure a date for the ceremony from the club.

DRC Committee

Sterling Colee reported on DRC actions. The issues of the Huesman Seawall and erosion control along Lake San Gabriel were discussed in detail at the last DRC meeting. The DRC does not want to make a recommendation on lake bank stabilization solutions, particularly as the data on long term success of the ShoreSox system is not yet available. Mr. Eckert said the Board may want to consider encouraging the DRC to approve guidelines accepting non-coquina rock face sea walls or natural landscaping, however the Declaration would have to be changed to include these types of stabilization. Additional comments about the DRC's function and responsibilities were discussed.

Finance Committee—Collections

Bruce Aiello reported on Association finances and the status of efforts to collect delinquent assessments. There was discussion regarding sub accounts in the Ocean Estates budgets. Mr. Bagnall asked management to look into the amount of the cost of living increase for the Corey landscaping contract. There was discussion regarding the Granada Estates and Ocean Estates Neighborhood budgets. There was discussion regarding the condition of abandoned properties and the Association's legal authority to address deficiencies.

Long Range Planning

Howard Broussard reported the committee held its first meeting. Roy Thornton was appointed to serve on the committee. Given the current financial climate, it is difficult to prioritize planning efforts. Mr. Aiello suggested forgetting about the economic climate and focusing on long range plans that would best benefit the community. Board Members offered suggestions for the direction of the Long Range Planning Committee. Howard Broussard requested recommendations from the Board on a mission statement developed by the committee.

Security—Camera Policy

Travis Houk reported the Security and Emergency Response Committee is developing a policy to address an owner's statutory right to review association records, including security camera footage. The committee has recommended having the footage reviewed by management, as the Association's agent, a Board member or a member of law enforcement, as opposed to being viewed by the resident. Requests to review Association records must be submitted to the Association in writing and approved by the Board. A policy will be presented to the Board for approval.

Security and Emergency Response Committee

Mr. Eckert advised he had calls from several residents on Via Roma reporting that vandals have broke into their unlocked cars at night and stealing items from the vehicles. It is believed the vandals are walking into the community. Mr. Eckert requested that the vandalism issue be addressed by the committee.

Maintenance Updates

Mr. Eckert reported the fiber optic cable was repaired for less than \$600. All of the security equipment is now installed and functional. Basic renovations to the main and south gate, including paint, flooring and cabinet replacement will be scheduled.

Mr. Eckert addressed the status of the coquina wall installation on common property along Cordoba Court. He stated Maintenance Committee members are concerned coquina walls installed adjacent to the common property across from the 6th hole may be shifting. He does not want to spend \$10,000 from the Granada Estates budget for coquina walls that may not work. He recommended that the Board withdraw prior approval for the project.

The last section of Brazilian pepper has been cleared from the Rue Renoir area. A majority of the lake bank clearing has been completed. Mr. Bagnall asked whether the jungle area north of Via Marino should be cleared around the large oak tree. The committee will look into the matter. Ms. Jebbia asked whether the committee would be clearing the cart path area on Lake Verona. Mr. Eckert advised it was done last year, but a part of the area is owned by the HD Club.

ON MOTION BY Dave Eckert, seconded by Kelli Jebbia, the Board voted to withdraw approval for the Granada Estates coquina rock project adjacent to the sixth hole along Cordoba Court.

ShoreSox Proposal: Ocean Estates (Lake San Gabriel), HDOA (Lake Anastasia)

Mr. Eckert reviewed alternatives for lake bank stabilization. The proposal detailed the ShoreSox erosion control system landscaped with aquatic plants. With help of Dr. Elliot Puritz, the condition of various lake zones was rated by risk level in order to prioritize needed repairs. A Shoresox wall costs about \$40 to \$50 per square foot. A coquina wall costs approximately \$100 per foot; sheet piling wall with a coquina face costs about \$250 per foot. Mr. Bagnall recommended a temporary solution, such as sod and sand bags, for the most critical areas until a permanent solution acceptable to owners can be agreed upon. The natural look with aquatic plants installed around the ShoreSox is not the desired look most residents prefer. There was extensive discussion regarding options for lake bank restoration.

ON MOTION BY Dave Eckert, seconded by Kelli Jebbia, the Board voted to approve the expenditure of up to \$40,000 from Reserves from Ocean Estates/Playa del Sur accounting entities for a lake restoration project on Lake San Gabriel. Ms. Jebbia, Mr. Eckert, and Mr. Aiello were in favor. Ms. Krolicki, Mr. Bagnall, Mr. Colee and Mr. Broussard were opposed. The motion failed.

Association Updates/Discussion

New Gate Sure Access System

Mr. Aiello asked Board members to log on to the new GateSure Access System, update their resident information and contact Travis Houk if there are problems accessing the system. The Board authorized setting up a resident profile in the system for the Hammock Dunes Club.

Community of Excellence Award

Ms. Jebbia noted an article in *Community Association* magazine featuring the Hammock Dunes community as a Community of Excellence Award Member will be coming out in October of 2009.

Incorporation

Mr. Bagnall reported very little has transpired on the issue of incorporation during the past month.

Casa Bella—Avenue de la Mer

Phil Henderson, President of the Casa Bella Neighborhood Association, Inc. reported the Board conducted a survey of opinions for the Casa Bella I and II Condominium Associations owners regarding disposition of a portion of Avenue de la Mer roadway in the Casa Bella Community which was recently deeded to the Casa Bella Neighborhood Association. Owner opinions were evenly split between those who don't want to spend money on changes to the roadway and those who advocate closing the road at one end of the community. There was discussion regarding roadway options. Mr. Henderson will continue to pursue proposals to close the road and report back to the Board.

New Business

Audience Comments

Audience comments were addressed throughout the meeting.

Adjournment

ON MOTION BY Kelli Jebbia, seconded by Bruce Aiello, with all in favor, the meeting was adjourned at 1:15 p.m.